

Sunset Point Townhomes

A place of quiet repose. A place of beauty. A place to call home.

September 18, 2020

FINANCIAL REPORT

- Checking Account balance a/o July 31, 2020 \$56,579.57
- Capital Reserve balance a/o July 31, 2020 \$170,885.12
- Overdue Assessments a/o July 31, 2020 \$1,284.99
 - Total Overdue Balance was reduced by \$700 from last month.
 - Total due > 90 days \$248.99

ROAD RESURFACING

- Annual road repairs are scheduled for September.
- Big repairs this time. \$18,800, which is budgeted, and available.
- Next year will be another big one as well. We are planning to fill all the cracks, seal the paved surfaces, and repaint the stripes and handicap spaces.
- Realtors tell us the good condition of our roads is a strong selling point.

COMMON AREA REPAIRS

- The monument lights at the corner of India Hook and Twin Lakes Road have been changed from wired and metered to new solar lamps. We also have installed solar lamps at the Twin Lakes Road entrance. If you don't go out at night, betcha you didn't even know they were out!
- The 9 foot fence near Twin Lakes Road has been repaired. A couple of boards had come loose.
- 10 properties have cracked driveways, which will be scheduled for repair in the next 2 months.

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Please contact Community Manager Sarah Haight at sarahhaight@braesael.com or leave a message with her at 704-847-3507 with questions, complaints, or compliments.

- 80% of roof vents and bolts have been inspected and repaired if needed. All inspections and needed repairs should be completed by year's end.

LANDSCAPING

- If you want your back lawns cut, please make sure the back gate isn't locked and the latches are working properly.

HOMEOWNERS INSURANCE

- Braesael Management Company will be sending a letter out asking all Homeowners to send a copy of the face sheet (a/k/a the Declarations Page) of your current Homeowners policy. We are required to do this annually.

FOOD TRUCKS COMING TO THE LAKEFRONT

- Sep 18 (Fri) 5:00 to 7:00 Happy City Cairo Cuisine
- Sep 24 (Thurs) Shane's BBQ will be delivering. Order link to follow
- Oct 9 (Fri) 6:00 to 8:00 Super Icy Brothers
- Dec 2 (Wed) 5:30 to 7:00 Lobster Dogs

COMMUNITY YARD SALE SAT SEP 26 7:00 TO NOON

PARKING AND PUPS

- Got some unpleasant parking issues:
- Vehicles parked on HOA property must have plates that are legally licensed. No expired tags.
- Please don't park on the sidewalks. You or your guests can make already narrow roadways more difficult to navigate, AND you run the risk of smashing sprinkler heads. We have replaced 17 heads this year!
- And finally, dogs are not to be left outside if the resident is not home. The barking has increased threefold. Violation letters will be issued.